

ALEXANDRIA TOWNSHIP COMMITTEE MEETING

Minutes

February 13, 2013

This meeting was advertised in the Hunterdon County Democrat, and notice posted in the Alexandria Township Municipal Offices and the Alexandria Township Website, (www.alexandria-nj.us) as required by the Open Public Meetings Act. Meeting Called to order at 7:34 PM

ROLL CALL: Committeeman Swift, Committeeman Abraham, Mayor Plumer and Attorney Dragan

FLAG SALUTE:

GUEST REPORT:

Station Commander Lt. Kasey Dienes of the New Jersey Police, Kingwood Barracks

Lt. Dienes reviewed the State Police Activity Report with the Committee and the Public. Lt. Dienes main concern on the report was two burglaries on Balmoral Drive. The burglaries are an ongoing investigation. The State Police are glad residents are taking notice of suspicious vehicles and people in the neighborhood. Lt. Dienes provided the Committee with a Standard Response Protocol. This Protocol has been handed out to all the County Schools and the school children should be familiar with it in the event of an emergency. Lt. Dienes touched upon an incident that occurred at the Alexandria Township Middle School earlier in the day at 12:40 PM. The Standard Response Protocol was put into play and it was a successful outcome. The State Police will be conducting selective traffic stops throughout the Township.

COMMITTEE REPORTS:

- **ENVIRONMENTAL COMMISSION REPORT:**-May 4th residents can pick up water testing kits and drop them off May 6th at the Alexandria Township Park Barn. In process of moving forward with a 2nd grade presentation at Lester D. Wilson School. Chairman Daniello went to a meeting regarding the former paper mill and informed the Committee as to what has progressed there and what will be done in the future.
- **FARMLAND/OPEN SPACE:** Need a resolution for the Hahola Farm Preservation-B-11, Lot 12 (North Farm) & B-16, Lot 3 (South Farm). Ready for solicitation of appraisers but need a resolution to move forward. Attorney Dragan suggested a motion to be made to authorize the solicitation of appraisers.

Comm. Abraham made a motion, seconded by Comm. Swift to authorize the Solicitation of Appraisers. **ROLL CALL: Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.**

RESOLUTION 2013-033 AUTHORIZING REQUESTS FOR PROPOSALS TO APPRAISE BLOCK 11, LOT 12 AND BLOCK 16, LOT 3 IN THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON

WHEREAS, the property owner of Block 11, Lot 12 ("Hahola North") and Block

16, Lot 13 (“Hahola South”) has submitted applications for the sale of agricultural development easements on the above properties to the State of New Jersey Agriculture Development Committee (“SADC”) under the Municipal Planning Incentive Grant Program, with the Township’s approval and participation; and

WHEREAS, the application for the Hahola North farm has received “green light approval” from the SADC which allows the Township to obtain two appraisals in order for the application to proceed, in accordance with SADC rules and regulations; and

WHEREAS, it is anticipated that green light approval will also be received in the near future for the Hahola South farm, at which point two appraisals will also be needed.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, authorizes the Township Attorney and Township Clerk, as applicable, to seek requests proposals for appraisals of both the above referenced Hahola North and Hahola South properties, pursuant to N.J.A.C. 2:76-17A.9, N.J.A.C. 2:76-10 and the standards set forth in N.J.A.C. 2:76-10, and any other applicable SADC policies and guidelines; and

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

Attorney Dragan will go to the County meeting with Bill Fritsche. The Committee is working on the Kappus Farm application. The County has a question on the 2nd piece of land. Twp. Planner Banisch has been consulted on what could happen if the wooded piece wasn’t part of the preservation.

- PARK & RECREATION REPORT: None
- HISTORIC PRESERVATION COMMISSION-None
- ROAD CHAIRMAN’S REPORT-Chairman Abraham reviewed the Road Dept. report. \$7,600.00 was spent to demo portion of barn at the park. The original estimate was \$10,000.00. The DPW removed several trees and debris from driveway to walking bridge at the Park. Seeding and tree replacement will occur in the spring. Four batteries were stolen from the park barn. Security prevention will be put into place. There is a hole in the roof and repair will take place when the weather permits.

OLD BUSINESS:

- Park Barn-Barn is now able to be used. A discussion will need to be done as to the future use of the barn. Mayor Plumer suggested a Committee be put together including Comm. Abraham and bring their recommendations to the Township Committee as to the future possibilities to the barn.

NEW BUSINESS:

- ATV use on private property-Mayor Plumer asked Township Planner Banisch to look into a possible ATV Ordinance that the Township could adopt. Mayor Plumer allowed residents twenty minutes to discuss their concerns. Township Planner Banisch placed a call into the County Board of Health to see if they would enforce our nuisance ordinance that was established in 1980. Noise

ordinances are very hard to enforce. The Township would need to purchase special equipment to enforce the ordinance. Several options were discussed such as time constraints on the ATV's and setback enforcement. Discussion was opened up to the public. Biller Miller of 352 Woolf Road as well as several other residents on Woolf addressed the Township Committee regarding issues from a golf cart, ATV's, and dirt bikes causing noise issues. There are a group of kids riding along the woods and a father on a private road that has started to create a track with jumps for the kids. The kids are now congregating there for hours, running straight pipes and creating a nuisance. The neighbors started to talk and found out that others in the neighborhood feel the same way about the noise disturbance. The State Police are trying to catch the ATV's and dirt bikes on the public road. The residents indicated to the Township Committee that there is a combination of use on the public road and private property. The riders have been verbally abusive to the residents when they have complained to them about riding the bikes. The neighbors haven't contacted the neighbor regarding the track on his property. They are afraid to address the situation because they are fearful of vandalism. The track is approximately 40 ft. from the Miller's property. The Zoning Officer will go out and speak with the owner of the property in question pertaining to the track. The Township Committee will wait and see if the County Health Department can add an extra layer of protection with the nuisance ordinance we have on the books. Residents are encouraged to contact the State Police regarding the ATV's and dirt bikes on the public road. The Township Committee feels that setbacks and a noise ordinance will not be of use to the residents due to the lack of enforceability. Muffler requirements can only be enforced on street legal vehicles.

- Abandoned Properties- Charlie White and her husband from Milford Boro spoke regarding several abandoned buildings in Milford as well as Alexandria Twp. and surrounding areas. The White's are looking for Alexandria Twp. to pass a resolution to be forwarded to the State in support of abandoned properties enforcement legislation.

Comm. Swift made a motion, seconded by Comm. Abraham to approve a Resolution for Legislative Support on Abandoned Property Enforcement. **ROLL CALL: Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.**

RESOLUTION #2013-035 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON AND STATE OF NEW JERSEY, SEEKING LEGISLATIVE SUPPORT ON ABANDONED PROPERTY ENFORCEMENT

WHEREAS, the members of the Township Committee of the Township of Alexandria recognize that certain properties within Alexandria Township have degraded to such an extent that they are not aesthetically pleasing and are a blight to both neighboring residents and businesses. Most critically, these properties are potentially dangerous to the health, safety and well-being of those living, working and traveling next to them; and

WHEREAS the condition of these subject properties, if left unabated, may detrimentally impact the Township by lowering, not only the taxable value of these particular properties, but the values of those surrounding properties upon which the Township's tax revenue depends; and

WHEREAS, the Alexandria Township Committee recognizes that the problems attendant to these properties is symptomatic of the current economic environment; specifically, the high rate of unemployment which, in turn, has led to an abundance of foreclosures both within the State of New Jersey and nationally; and

WHEREAS, many of these subject properties have title owners with neither the financial incentive nor the financial ability to either maintain their properties or to rectify local and State code violations existing on them; and

WHEREAS, the Township of Alexandria is aware that similar conditions associated with these properties within the Township also exist and plague many other municipalities within Hunterdon County and throughout the State of New Jersey; and

WHEREAS, the Alexandria Township Committee believes that many local municipalities, including the Township of Alexandria, lack both the requisite financial resources and the personnel to properly investigate such properties, to notify the properties' title owners and/or mortgage holders of any code violations, and to properly prosecute and enforce those properties with continuing and unabated code violations; and

WHEREAS, the Alexandria Township Committee, in light of the absentee and unresponsive owners of these properties, deems it imperative that legislation be promptly adopted, including provisions whereby:

- mortgagees of such properties assume responsibility for maintaining all such property to ensure the safety, health and well-being of those living, working and traveling adjacent to such properties; and

- mortgagees, during the pendency of any foreclosure action, be required to conduct periodic inspections of each such property and to timely remediate any and all continuing violations of the New Jersey Building Code and local ordinances.

NOW, THEREFORE, BE IT RESOLVED that the Township Committee of the Township of Alexandria, County of Hunterdon, State of New Jersey, that

1. The Township of Alexandria seeks the creation, adoption and implementation of legislation ensuring that the mortgagee of any property found to be in disrepair or in contravention of both local ordinances and the New Jersey Building Code is to be declared the party responsible for the repair and/or remediation of any condition violating either the New Jersey Building Code or local ordinances;

2. The Township of Alexandria further seeks the creation, adoption and implementation of appropriate legislation mandating the mortgagee of any property which is subject to foreclosure proceedings, to conduct periodic inspections of each such property and to timely remediate any and all continuing violations of the New Jersey Building Code and/or local ordinances; and

3. A certified copy of this resolution shall be forwarded to Governor Chris Christie, Senator Michael Doherty, Assemblyman John DiMaio, Assemblyman Erik Peterson, the Clerks and Mayors of all municipalities within Hunterdon County, the Hunterdon County Freeholders and the New Jersey State League of Municipalities.

BE IT FURTHER RESOLVED, that this Resolution shall take effect immediately.

• Resolution 2013-028-Municipal Alliance-
Comm. Abraham made motion with the exception that the terms and conditions do not encumber Alexandria Township in any way, shape or form, seconded by Comm. Swift to approve Resolution 2013-028. **ROLL CALL: Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.**

RESOLUTION 2013-028 OF THE TOWNSHIP OF ALEXANDRIA, COUNTY OF HUNTERDON, STATE OF NEW JERSEY, DELAWARE VALLEY MUNICIPAL ALLIANCE

WHEREAS, The Township Council of Alexandria, County of Hunterdon, State of New Jersey recognizes that the abuse of alcohol and drugs is a serious problem in our society amongst persons of all ages; and,

WHEREAS, the Township Council of Alexandria, further recognizes that it is incumbent upon not only public officials but upon the entire community to take action to prevent such abuses in our community; and,

WHEREAS, the Township Council of Alexandria supports the application of funding from Governor's Council on Alcoholism and Drug Abuse through the County of Hunterdon;

NOW, THEREFORE, BE IT RESOLVED by the Township of Alexandria, County of Hunterdon, State of New Jersey hereby recognizes the following:

1. The Township of Alexandria Council does hereby support the submission of an application for the Delaware Valley Municipal Alliance grant for calendar year 2013 in the amount of \$18,400.00.

2. The Township of Alexandria Council acknowledges the terms and conditions for the Municipal Alliance grant.

- **1st Reading** of Ordinance 2013-001-Purchase & Acquisition of B-7, Lot 23-Pepe-Comm. Abraham made a motion, seconded by Comm. Swift to approve Ordinance 2013-001 on first reading. **ROLL CALL: Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.**

BUDGET SESSION: A Special Budget meeting for March 6, 2013 at 6 PM at the Alexandria Township Middle School library or the faculty room will be scheduled to finish budget talks.

ATTORNEY'S REPORT: Atty. Dragan had no report but thanked the Committee for the appointment and looks forward to working with the Township.

ENGINEER'S REPORT: Hurricane Irene repairs- Creek and Sweet Hollow Road repairs are complete. Park Barn demo found to be structurally sound after the portion of the barn was demo'd. Garage site remediation budget has been approved and the remediation is ongoing.

APPROVAL OF MINUTES:

- **January 21, 2013 Special Meeting Minutes**
- **January 21, 2013 Executive Session Minutes**
- **January 2, 2013 Township Committee Minutes**
- **January 2, 2013 Township Committee Re-Org. Minutes**
- **January 2, 2013 Executive Session Minutes**
- **January 30, 2013 Special Meeting Minutes**
- **January 30, 2013 Executive Session Minutes**

Comm. Abraham made a motion, seconded by Comm. Swift to approve the minutes of January 2, 2013, January 21, 2013, and January 30, 2013 Township Committee Meetings.

ROLL CALL: Comm. Swift, yes; Comm. Abraham, yes, Mayor Plumer, yes.

MOTION TO PAY BILLS:

Comm. Swift made a motion, seconded by Comm. Abraham to approve the payment of bills. **ROLL CALL: Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.**

ANNOUNCEMENTS / CORRESPONDENCE:

- **Quakertown Fire Dept. Drive –thru BBQ on March 2nd-11 AM till gone.**
- **Two more burglaries reported on January 5, 2013 on Balmoral Drive. Residents should remain vigilant and report any suspicious persons, vehicles, or activities.**
- **State Police Activity Monthly Report for January 2013**
- **JCP&L Substation Map**
- **The Township accepts the resignation of Jim Pauch, Zoning Officer effective May 1, 2013**

COMMENTS FROM THE FLOOR:

- Floyd Evans complained about how Sanico Garbage Disposal cleaned up on Airport Road due to a garbage truck fire. A call will be placed to have Sanico come out and clean up more of the debris.
- A resident on Creek Road has neighbor at 312 Creek Road dumping Hurricane Sandy debris on his property. Jim Pauch, Zoning Officer will go out and a call will be placed to the County Health Dept.
- Curtis Schick expressed concerns about a municipal building and the need of one.

Motion to Approve Open Public Meeting Resolution for EXECUTIVE SESSION:

Comm. Abraham made a motion, seconded by Comm. Swift to Approve Open Public Meeting Resolution for **EXECUTIVE SESSION: Roll Call: Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.**

Open Public Meetings Act RESOLUTION- Executive Session

WHEREAS, N.J.S.A. 2:4-12, Open Public Meetings Act, permits the exclusion of the public from a meeting in certain circumstances; and

WHEREAS, this public body is of the opinion that such circumstances presently exist:

NOW, THEREFORE, BE IT RESOLVED by the Township of Alexandria, County of Hunterdon, State of New Jersey, as follows:

1. The public shall be excluded from discussion of the hereinafter specified subject matters.
2. The general nature of the subject matter to be discussed is as follows:

_____ A confidential or excluded matter under Federal or State Law or Court Rule.

_____ A matter involving information that may impair the Township's rights to receive funds from the United States Government.

_____ A matter constituting an unwarranted invasion of an individual's privacy rights.

_____ Collective Bargaining Agreement or negotiation of the Agreement.

 X Matters involving the purchase, lease or acquisition of real property with public funds which it could adversely affect the public interest if discussion were disclosed.

- _____ Tactics and techniques to protect the safety and property of the public, including investigations of violations or potential violations of the law.
 - ___X_ Pending or anticipated litigation or contract negotiations in which the public body is or may become a party.
 - _____ Matters falling within the attorney-client privilege.
 - ___X_ Personnel matters involving a specific employee or officer of the Township.
 - _____ Deliberations of the Township occurring after a public hearing that may result in the imposition of a specific penalty or suspension or loss of a license or permit.
3. It is anticipated at this time that the above matter will be made public: at the conclusion of the litigation and at such time as attorney client confidentiality is no longer needed to protect confidentiality and litigation strategy.
 4. The executive session minutes will be placed on file in the township clerk's office, and will be available to the public as provided for by New Jersey law.
 5. This Resolution shall take effect immediately .

Comm. Swift made a motion, seconded by Comm. Abraham to return to Open Session
Roll Call: Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.

EXECUTIVE SESSION:

The following matters were discussed in Executive Session:

- Land Preservation :

Matter to be kept in Executive Session

- Contract Negotiations/Municipal Lease:

Matter to be kept in Executive Session

- Personnel Matters:

Office Help Interviews on March 6, 2013 at 6PM for the building department

- Abandoned Properties:

Ordinance to be drafted

Comm. Abraham made a motion, seconded by Comm. Swift to direct Atty. Dragan to draft an Ordinance for Abandoned Properties. **Roll Call: Comm. Swift, yes; Comm. Abraham, yes; Mayor Plumer, yes.**

MOTION TO ADJOURN:

Comm. Abraham made a motion, seconded by Comm. Swift to adjourn the meeting.

Roll Call: Comm. Swift, yes; Comm. Abraham, yes; and Mayor Plumer, yes.

The meeting adjourned at 11:13 PM.

I hereby certify that I have reviewed these Minutes of the Township Committee Meeting of February 13, 2013, and certify that said Minutes were approved unanimously by the Township Committee on the 13th day of March, 2013.

Gabe Plumer, Mayor

Dated: _____